



City of San Antonio, Texas

Department of Development Services

September 19, 2006

Mr. Paul Schroeder, P.E.
Alamo Consulting Engineers & Surveying, Inc.
140 Heimer Rd., Ste. 617
San Antonio, TX 78232

Re: Silverado Hills II Master Development Plan **M.D.P. # 019-06**

Dear Mr. Schroeder,

The City Staff Development Review Committee has reviewed the Silverado Hills Subdivision Master Development Plan **M.D.P. # 019-06**. Please find enclosed a signed copy for your files. Your plan was approved for acceptance however please note the following conditions:

In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements. Any access and R.O.W. issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT)**. For information about these requirements you can contact TXDOT at 615-5814.

Historic Preservation: The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 6 35-630 to 35-634). The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Unified Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

Silverado Hills II MDP # 019-06, page 1 of 4

The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, there is a **high probability** that the property may contain sites, some of which may be significant. Thus, before any work that might effect any sites is begun, we recommend that a qualified professional conduct an archaeological investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and any previously identified sites should be reexamined and reevaluated, if any.

A list of qualified archaeological consulting firms is available on line at www.c-tx-arch.org. The consultant may need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards and the CTA guidelines may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Law allows both the HPO and SHPO 30 days from receipt to complete reviews.

If no significant sites are found, after the HPO/SHPO concurs, development may proceed throughout the property. If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation must be prepared and submitted to the HPO and/or SHPO for review. Upon concurrence by the CPO/SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained from the HPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified archaeological site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

If there are any questions or additional information regarding archaeological sites is needed, please call Kay Hinds 207-7306.

Parks and Recreation recommends approval with the following conditions:

- The parkland provided is dedicated to the Home Owners Association.
- A Provision and Maintenance Plan is provided to this department at the time of platting.

- Parkland dedication must be platted by the second phase of development.
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The DSD – **Traffic Impact Analysis & Streets Division** has reviewed the Level-2 Traffic Impact Analysis (TIA) and the MDP plan for Silverado Hills II. The TIA report is in compliance with TIA Ordinance 91700 and the UDC.

This proposed development is located on the south of Borgfeld Road and east of the proposed Canyon Golf Road just west of US Highway 281. The proposed residential development of 175 acres will consists of 667 single-family lots. This development is estimated to generate 680 PM peak hour trips and 514 AM peak hour trips, and with an expected completion date by the end of the year 2012.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of Silverado Hills II, at no cost to the City of San Antonio:

- All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9).
- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
- Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q).

It should be understood that this is a general review of a conceptual plan not an in-depth review of internal and external traffic flow, nor streets and drainage plans. The internal street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. All technical requirements of the Unified Development Code (35-506) will be complied with at the time of platting.

Trees approves with the following conditions:

- 2003 Tree Preservation ordinance standards per UDC Section 35-523 – a Tree

Preservation Plan is required prior to any work on site. This can be submitted either as a site work permit or at the platting stage.

- Streetscape standards per UDC Section 35-512 - The new ROW (collector) will require streetscaping as well (we recommend preservation of existing trees where available and possible).

Bexar County states the following improvements will be provided by the developer prior to completion of the Silverado Hills II Subdivision:

- Traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by Bexar County.
- The collector roadway within this subdivision will require a minimum of 44 feet of pavement marked with four lanes. Therefore, off street bike paths or additional pavement for bike lanes may be required.

Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

It will be expected that you will plat all of the property depicted in your Master Development Plan to include floodplains, drainage areas and open space. I would encourage you to work closely with the school district, so that they can plan accordingly.

Sincerely,



Fernando J. De Leon, P.E.
Interim Assistant Director Development Services Department
Land Development

CC: Andrew Spurgin, Planning Manager
Sam Dent, P.E. Chief Engineer Development Service
Todd Sang, Civil Engineer Assistance Bexar County